

39

268.76'
112.76' 73.00' 83.00'

10' PUBLIC TRAIL
ACCESS EASEMENT

36

37
9,490 SF

38

130.00'

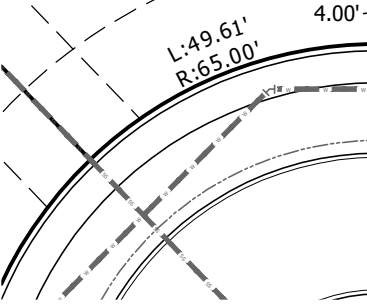
130.00'

63.00'

15' UTILITY EASEMENT

73.00'

68.00'



HERON PLACE

SETBACKS:

- FRONT 15 FEET
- GARAGE FACE 25 FEET
- SIDE 6 FEET
- REAR 20 FEET

LEGEND:

- EASEMENT
- SETBACK
- 0.00' BUILDABLE WIDTH (AT 10' INTERVALS)

ENGINEER: 	CLIENT: MONUMENT HILLS, LLC	SHEET NAME: LOT 37 LAYOUT	
	PROJECT NAME: MONUMENT HILLS RESIDENTIAL SUBDIVISION IOWA CITY	PROJECT NO: 1026	PROJECT MANAGER: WELCH
DISCLAIMER: THIS DOCUMENT AND THE INFORMATION CONTAINED WITHIN, INCLUDING BUT NOT LIMITED TO THE LOT DIMENSIONS, IS FOR REFERENCE ONLY. THE FINAL PLAT, AS RECORDED WITH THE JOHNSON COUNTY RECORDER, SHALL GOVERN IN THE EVENT OF A DISCREPANCY.		REVISION: --	ISSUED DATE: 04-10-2023

PLOTTED: 4/11/2023 9:41 PM, PATH: F:\20 Projects\1026\30 Civil\1026 Residential Lot Mapping, © 2022 - WELCH DESIGN AND DEVELOPMENT, LLC